



TOWN OF STONINGTON
Inland Wetlands & Watercourses Commission
Stonington Police Station Meeting Room
173 South Broad Street, Pawcatuck, CT 06379

FINAL

A Regular Meeting of the Inland Wetlands & Watercourses Commission was held on March 1, 2007 at the Stonington Police Station at 7:00 p.m. Present for the meeting were: Commission members Larry Davis, Bruce Wheeler, Amanda Lindberg, Robert Canova, and Alternate Howard M. Smith IV. Wetlands Enforcement Officer Candace Palmer and Director of Planning Jason Vincent were also in attendance.

Chairman Davis called the meeting to order at 7:02 p.m.

Chairman Davis announced Mr. Smith would be seated for Ms. Downie.

Correspondence: None.

Call for Public Comment: None.

New Business:

IW #07-03 Liz & Toby Trebilcock (MCM Restoration Corp) – Seeking a permit for a 2nd floor addition within the Upland Review Area on property located at 135 Mistuxet Avenue, Mystic, CT. Assessor's Map 162, Block 2, Lot 13, Zone GBR-130.

The application was accepted and a site walk was scheduled for March 31, 2007.

Old Business:

Mr. Smith was recused. Chairman Davis stated the quorum was still intact.

IW #07-01 Beonne Boronda Leibig (Michael Scanlon) – Seeking a permit to construct a single family residence with new primary/reserve septic areas, driveway, and associated grading within the Upland Review Area. Property located at 22 School House Road, Masons Island, Mystic, CT. Assessor's Map 180, Block 1, Lot 8, Zone RA-15.

Applicant Agent Michael Scanlon presented the application

Mr. Canova motioned to deny the application, stating there was not enough information to support the reserve septic system and Ms. Lindberg seconded. Motion to deny carried 3-2.

Roll Call: Jeffrey Stritar – deny, Amanda Lindberg – deny, Robert Canova – deny, Bruce Wheeler – approve, Larry Davis – approve.

Mr. Smith was seated.

IW #07-02 ALAMOE, LLC (Boundaries, LLC) – Seeking a permit for the expansion of an existing commercial development including a two (2) story building addition, a new 4,950 sq. ft. one (1) story building, removal of an existing septic system, paved driveway/parking areas, stormwater quality/drainage improvements, and associated site improvements within the Upland Review Area. Property located at 19 Old Stonington Road. Assessor's Map 153, Block 1, Lot 2, Zone GC-60.

Applicant Agent Robert Schuch presented the application.

Mr. Stritar motioned to approve the application and Mr. Wheeler seconded. Mr. Canova motioned to amend the motion to include one stipulation and Mr. Smith seconded. Motion to amend carried 6-0. Motion to approve carried 6-0.

Roll Call: Howard Smith – approve, Jeffrey Stritar – approve, Larry Davis – approve, Amanda Lindberg – approve, Bruce Wheeler – approve, Robert Canova – approve.

Stipulation:

- 1) Maintenance shall be performed at a minimum of once per year and a note shall be provided to the Wetlands Enforcement Officer regarding the maintenance of the swales.

Chairman Davis asked the applicants present for Public Hearings if they had any objections to his moving one item on the Consent Agenda to precede the Public Hearings. There were no objections.

Consent Agenda:

Town of Stonington/Dam

South Broad Street, Pawcatuck, CT

Dam located behind Stonington High School and off Spellman Drive (Assessor's Map 25, Block 1, Lot 19, Zone RR-80).

Director of Public Works Joseph Bragaw presented information to the Commission and answered questions.

Mr. Vincent presented staff comments.

Mr. Canova motioned to approve the exemption of an application according to Regulation 4.2.1 and Mr. Smith seconded. Motion carried 6-0.

Roll Call: Howard Smith – approve, Jeffrey Stritar – approve, Larry Davis – approve, Amanda Lindberg – approve, Bruce Wheeler – approve, Robert Canova – approve.

Chairman Davis announced a brief recess.

Public Hearings: 8:23 p.m.

Chairman Davis read the call for Public Hearing A:

IW #06-44 Alva Associates, LLC c/o Duncklee, Inc. (Development Solutions, LLC – Patrick Lafayette) – Seeking a permit to construct a detention pond for drainage within the Upland Review Area. Property located at 296 Taugwonk Road, Stonington, CT. Assessor's Map 70, Block 1, Lot 3, Zone LI-130.

Mr. Smith was recused.

Applicant Agent Patrick Lafayette requested a continuance.

Mr. Canova motioned to open and immediately continue the Public Hearing until the April 5, 2007 regular meeting per the Agent's request and Mr. Wheeler seconded. Motion carried 5-0.

Roll Call: Jeffrey Stritar – approve, Larry Davis – approve, Amanda Lindberg – approve, Bruce Wheeler – approve, Robert Canova – approve.

Chairman Davis read the call for Public Hearing B:

IW #06-41 Hugh Platt, Jr. (Peter Gardner) – Seeking a permit to cross wetlands to access a buildable area on an existing lot and filling 900 +/- sq. ft. of wetlands with 60 +/- yards of clean gravel fill. Property located at Wamphassuc Road, Stonington, CT. Assessor's Map 126, Block 6, Lot 1, Zone RC-120.

Mr. Smith was seated. Mr. Stritar was recused.

Peter Gardner presented the application.

No one spoke in favor, against, or with general comments.

Ms. Palmer presented staff comments and read a letter into the record from Town Engineer Larry Sullivan.

Mr. Gardner stated he had nothing to say in rebuttal.

The Public Hearing was closed at 8:45 p.m.

Mr. Canova motioned to approve the application with one stipulation as recommended in the February 26, 2007 letter from Town Engineer Larry Sullivan. Mr. Smith seconded. Motion carried 5-0.

Roll Call: Howard Smith – approve, Larry Davis – approve, Amanda Lindberg – approve, Bruce Wheeler – approve, Robert Canova – approve.

Stipulation:

- 1) The proposed riprap splash pad shall be replaced with a level spreader at the end of the flared end unit to be located at the outlet to the driveway culvert per the Town Engineer's *review comments* in his memorandum dated February 26, 2007.

Wetland Enforcement Officer's Report:

Ms. Palmer presented her report.

Mr. Smith was recused.

Review of Outstanding Minutes: No review was conducted.

Mr. Canova motioned to adjourn the meeting and Ms. Lindberg seconded. Motion carried 5-0.

The meeting was adjourned at 9:05 p.m.

Howard Smith, Acting Secretary